

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
May 19, 2003

PRESENT: Tom Cowan, Chair
Terry Janicz
Rick Meahl
Don Hoeffler
Andy Kelkenberg
John Potera
Rebecca Baker, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Major Subdivision Application – 5 Lots on Utley Road – Joe Frey – SBL #46.00-1-22.1

The Board met with Pat Bittar from Wm. Schutt's office and Joe Frey to discuss the request for a change to the minor subdivision filed previously by Mr. Frey. The addition of two lots now creates a major subdivision. Mr. Frey has paid the fees including the additional charges for the last three lots. The Health Dept. forced the 5th lot to be over 5 acres for septic reasons. That lot may not be subdivided in the next five years. Mr. Frey was informed of the lateral restriction in place in water district #5. Terry motioned to recommend approval of the 5 lot major subdivision; Andy seconded the motion and all approved.

Minor Subdivision Application – 3 Lots on Barnum Rd. – Gail Minney – SBL#60.00-2-65.1

The board met with Tom Habernack and Gail Minney to discuss the application for a three lot minor subdivision. The original application indicated one lot, but it was decided that since Ms. Minney had all three lots surveyed, the request would be for three lots now. Ms. Minney will come in with the additional \$1250.00 fees tomorrow. Don motioned to approve the 3 lot minor subdivision, Rick seconded and all approved.

Site Plan/Special Use Permit – Kevin Gaik – 11678 Main Road

Mr. Gaik provided the board with a revised plan. The driveway permit was waived by the State DOT. They will do the driveway entrance as part of the Rt. 5 project. Mr. Gaik contacted Niagara Mohawk and was told removing the guy wire will not be a problem. The plan calls for 5 parking sites for the cars for sale, and 4 sites in front of the house for recreational vehicles. The plan calls for a 3' x 6' sign (2 sided). Terry motioned to recommend approval of this site plan and the request for a special permit to sell used vehicles, John seconded and all approved.

Minutes Review

The board reviewed the minutes from the May 5th meeting, Andy motioned to approve them as written, Tom seconded and all approved. Tom would like the issue regarding subdivision lots to be kept on the agenda; Nathan is checking.

Zoning Report Review

Zoning report was reviewed and regarding the issue of Robert Hoste, the board feels the grandfathering of animals should allow the replacement of an animal if it dies.

Terry mentioned over the weekend, he noticed vehicles for sale on Main Rd. either on or near the property owned by Richie Rich. Rebecca will investigate.

Change in Use Permit

The board discussed an amendment to the zoning ordinance, which would require planning board review for any parcel located in the commercial or industrial district upon change of ownership or change in use. Rebecca will write up a memo to the Town Board, with Nathan's input.

Unfinished Business - Sign Ordinance

Don passed out the revised Sign Ordinance. The board will take a final look for any minor changes. Rebecca and Christine will edit for typos. The new ordinance should be ready for recommendation at the next meeting.

Tom informed the board that there has been no further contact with either cell tower applicants

John motioned to reschedule the July 7th meeting for June 30th, Terry seconded and all approved. Next meeting scheduled for June 2nd.

John motioned to adjourn the meeting at 9:35 PM, seconded by Rick and all approved.

Respectfully submitted by,
Rebecca K. Baker
Recording Secretary